

COUNCIL BLUFFS, IOWA

CITY PLANNING COMMISSION

ANNUAL REPORT

2005

Prepared By

THE COMMUNITY DEVELOPMENT DEPARTMENT

April 11, 2006

The Honorable Thomas P. Hanafan, Mayor
and Members of the City Council
City Hall
209 Pearl Street
Council Bluffs, IA 51503

Mayor and Members of the City Council:

The City Planning Commission forwards this copy of the 2005 Annual Report for your information. This report contains a summary of the actions taken by the Commission in handling various cases referred to them during the year.

I would like to take this opportunity to thank the City Council, City Planning Commission and the Community Development Department staff for their effort and support during the past year. I hope that together we can continue to serve the City of Council Bluffs in a program of progressive community development.

Respectfully submitted,

Donna Schoeppner, Chair
City Planning Commission
City of Council Bluffs, Iowa

MAYOR

Thomas P. Hanafan

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Scott Belt
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Matt Schultz
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Gayle Malmquist, Development Services Coordinator
Rose Brown, Urban Planner
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Cindy Clark, Administrative Secretary
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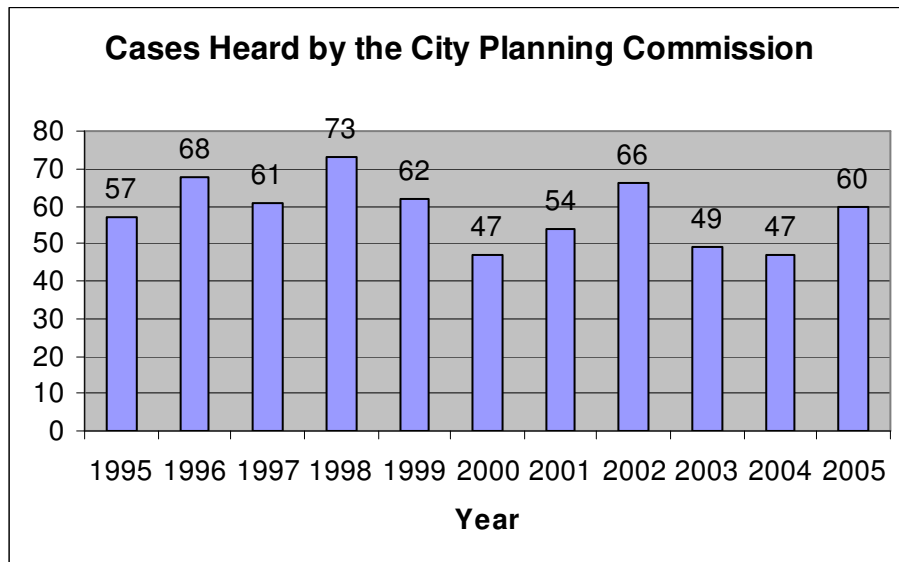
CITY PLANNING COMMISSION
MEMBERS, TERMS AND ATTENDANCE

2005

		NUMBER OF MEETINGS	
MEMBERS	TERM	PRESENT	ABSENT
Mary Ann Bragg	May, 2001 - April, 2010	9	2
Roger Carlon	January, 1997 - April, 2007	10	1
Barry Cleaveland	August, 1998 – April, 2010	10	1
Matt Gronstal	March, 2003 – March, 2006	10	1
Scott Hartman	January, 1996 - April, 2006	6	5
Stephen Johns	March, 2003 – April, 2008	10	1
Ken Milford	November, 2000 – April, 2008	10	1
Dan Ozaydin	September, 2004 – April, 2007	8	3
Donna Schoeppner	July, 2000 – April, 2010	10	1
Dan VanHouten	April, 2000 – April, 2010	10	1
Sharon White	February, 2004 – April, 2007	10	1

SUMMARY OF ACTIVITIES

The Commission heard 60 requests in 2005. The chart below represents cases reviewed by the Planning Commission since 1995.



Source: Community Development Department

Subdivisions: The Commission reviewed seven preliminary plans in 2005, recommending approval with conditions of Whispering Woods, Phase 3, The Seven at Fox Run Landing, Chicory Ridge, Oak Ridge Estate, Phase IV, McPherson Woods, Zaiger Addition and a replat of Lot 1, Bluffs Vision 4 Subdivision. This year, 520 new residential lots were created through the approval of final plats. Additionally, 5 minor residential re-plats and two commercial re-plats were approved by the City Council.

Planned Commercial District-Planned Residential District-Development Plan Review: The Commission reviewed five amendments to existing Planned Commercial development plans and four new development plans for Ruby Tuesdays, Power Center Plaza, CB Lodging and the Storey Strip Mall. Amendments were approved to the development plans for Lake Manawa Centre, Bluffs Run Casino and Bass Pro Shops. The Commission approved a residential development plan for Alternative Continuum of Care. The City Council concurred with the Planning Commission's recommendations on all cases.

Text Amendments: The Commission reviewed two requests for text amendments. One to amend Chapter Section 15.15.060 'Additional Regulations' in a C-2 Commercial District relating to taverns and their location relative to residential uses, the other was to amend Section 15.03.685 – to create a definition, 'Wind Powered Energy Generation Devices' and to allow installation of such devices as a new conditional use in Section 15.05.030 – Conditional Uses (10) - Wind Powered Energy Generation Devices in the A-2/Parks, Estates and Agricultural District. The City Planning Commission and City Council were in agreement on both requests, denying both.

Rezoning: The Commission reviewed eighteen rezoning cases. Four cases contained requests for multiple zoning map amendments. The Commission concurred with staff's recommendation on all cases. The City Council concurred with the Commission's recommendation on seventeen cases.

Street, Alley and Public Right-of-way Vacations: The Commission heard twelve requests to vacate public rights-of-way. The Commission and Council concurred with staff's recommendation in all cases.

Miscellaneous

Public hearings were held on the following 11 cases:

- Voluntary annexation of .777 acres located at 20811 Greenview Road;
- Text amendment to the Historic Preservation Ordinance;
- Creation of the Madison-Lindberg Avenue Urban Renewal Area and adoption of the Plan;
- Amendment to the Katelman Urban Renewal Plan;
- Amendment to the Manawa Business Park Urban Renewal Area and adoption of the Plan;
- Amendment to the Playland Park Urban Renewal Area and adoption of Plan;
- Creation of the North 16th Street and Avenue 'G' Urban Renewal Area;
- Approval of the Public Art Master Plan;
- Approval of the Capitol Improvement Plan for FY 2006-07 through 2010-11;
- Two amendments to the Two Mile Area Agreement between Pottawattamie County and the City of Council Bluffs.

SUBDIVISIONS - 2005

CASE #SUB-05-001: Public hearing on the request of Western Iowa Land Development, LLC for preliminary plan approval to create a 13 lot single family residential subdivision to be known as Whispering Woods Phase 3 located on 8.64 acres being a replat of part of Lots 1 and 2, Whispering Woods II, part of Lots 5 and 6 and part of vacated Greenwood Street, Greenwood Subdivision and part of Lot 1, Auditor's Subdivision of the N½ NE½ SW¼ in Section 31-75-43. Location: Northeast of Madison Avenue extending to Lindberg Drive and Greenwood Street.

Recommendation:	Staff:	Approval with conditions
	CPC:	Approval with conditions
Action:	City Council:	Approved with conditions, February 28, 2005 Resolution #05-67

CASE #SUB-05-005: Public hearing on the request of C B Real Estate Development LLC for preliminary plan approval for a 97 lot residential subdivision composed of 34 single family building lots and 63 lots to accommodate single family attached (duplex units) dwellings located on 93.34 acres in part of Lots 26, 114 and 118 and part of Outlots 1 and 2, Fox Run Landing. Location: Westerly continuation of Crogan's Way Road to South 36th Street.

Recommendation:	Staff:	Approval with conditions
	CPC:	Approval with conditions
Action:	City Council:	Approved with conditions, February 28, 2005 Resolution #05-66

Case #SUB-05-009: Public hearing on the request of L. C. Development, LLC to for preliminary plan approval for a 24 lot single family residential subdivision to be known as Chicory Ridge on property legally described as part of Lot 3, SW¼ SE¼ of Section 29-75-43 lying northwesterly of abandoned railroad right-of-way and part of Lot 3, NW¼ NE¼ of Section 32-75-43. The applicant has also requested a 10 foot front yard setback variance to allow construction 15 feet from the front property line. Location: North side of McPherson Avenue east of Upland Drive.

Recommendation:	Staff:	Approval with conditions
	CPC:	Approval with conditions
Action:	City Council:	Approved with conditions, March 28, 2005 Resolution #05-94

CASE #SUB-05-013: Public hearing on the request of Oak Ridge Estates, LLC for preliminary plan approval with a variance request, for a 35 lot single family residential subdivision to be known as Oak Ridge Estates, Phase IV located on 28.59 acres in part of the SE¼ of Section 24-75-44. Location: Northerly continuation of Millard Street to Delong Avenue.

Recommendation:	Staff:	Approval with conditions
	CPC:	Approval with conditions
Action:	City Council:	Approved with conditions, June 27, 2005 Resolution #05-206

CASE #SUB-05-022: Public hearing on the request of McPherson Development LLC for preliminary plan approval, with a 10' front yard variance for Lots 9, 10, 18 and 19, for a 34 lot residential subdivision to be known as McPherson Woods, located on 12.6 acres in part of Lot 2, Auditor's Subdivision of the SE¼ SW¼, Section 29-75-43. Location: North side of McPherson Avenue between Indian Hills Road and Upland Drive.

Recommendation:	Staff:	Approval with conditions
	CPC:	Approval with conditions
Action:	City Council:	Approved with conditions, October 24, 2005 Resolution #05-288

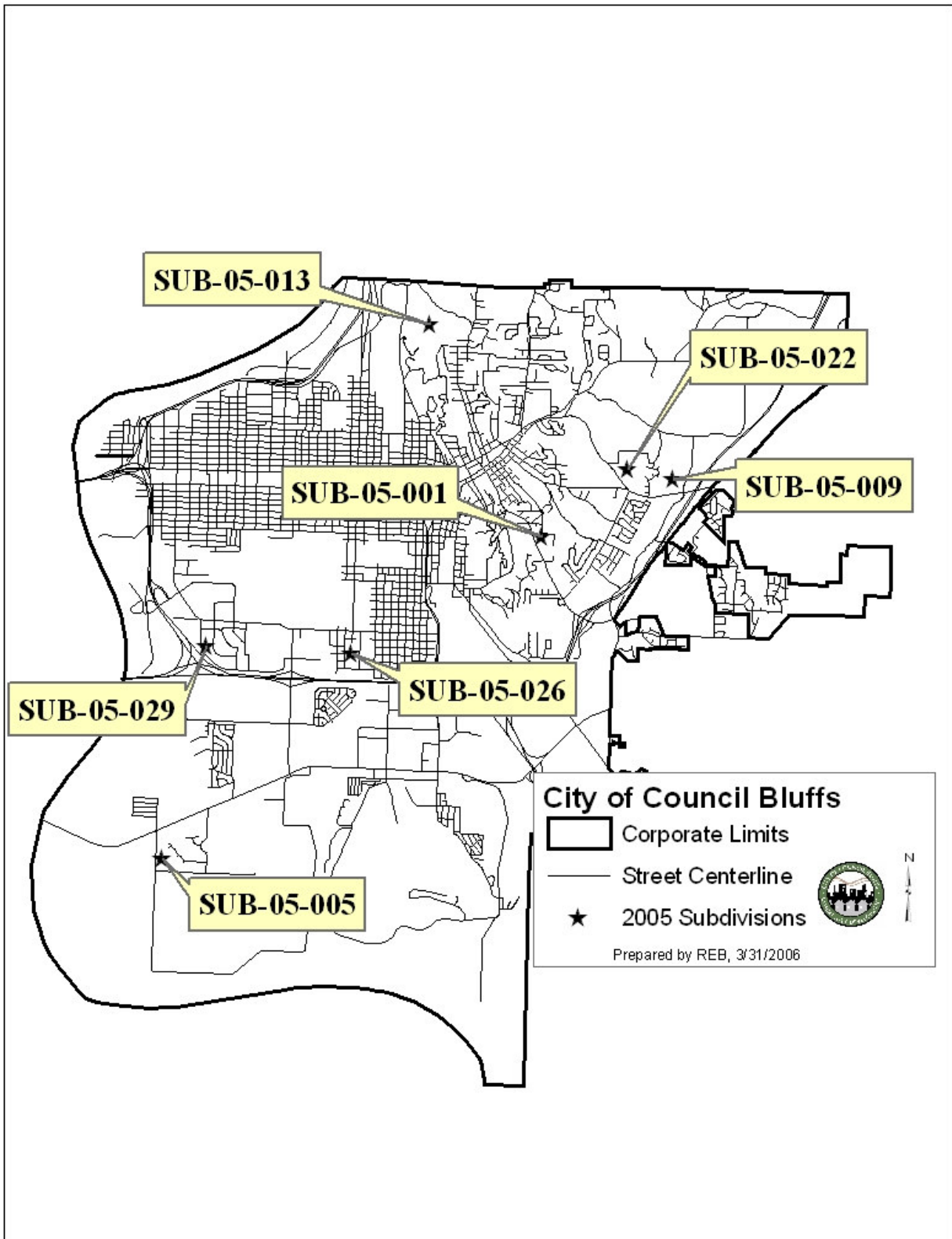
CASE #SUB-05-026: Public hearing on the request of LC Development, LLC for preliminary plan approval for a 98 lot residential subdivision to be known as Zaiger Addition located on Blocks 52, 61, 80, Lots 6 through 17, Block 33, the east 105' of Lots 13 through 16, Block 34, Lots 11 through 24, Block 51, Lots 11 through 24, Block 62 and Lots 11 through 24, Block 79, all in Railroad Addition Location: From South 15th Street right-of-way to approximately ½ block east of South 17th Street between ½ block south of 24th Avenue to 28th Avenue right-of-way.

Recommendation:	Staff:	Approval with conditions
	CPC:	Approval with conditions
Action:	City Council:	Approved with conditions, November 30, 2005 Resolution #05-326

CASE #SUB-05-029: Public hearing on the request of CB Lodging LLC for preliminary plan review for a four lot replat of Lot 1, Bluffs Vision 4 Subdivision. Location: Between Bass Pro Drive and Mid-America Drive, west of Plaza View Drive.

Recommendation:	Staff:	Approval with conditions
	CPC:	Approval with conditions
Action:	City Council:	Approved with conditions, January 9, 2006 Resolution #06-24

SUBDIVISION REVIEW



**PLANNED COMMERCIAL DISTRICT/PLANNED RESIDENTIAL DISTRICT-
DEVELOPMENT PLAN REVIEW – 2005**

CASE #PC-05-001: Public hearing on the request of Sam's Real Estate Business Trust to amend the approved development plan for Lake Manawa Centre Subdivision to allow Sam's Club to construct a 24,259 ± square foot addition to the existing building. Location: 3221 Manawa Centre Drive.

Recommendation:	Staff:	Approval with conditions
	CPC:	Approval with conditions
Action:	City Council:	Approved March 28, 2004, Resolution #05-93

CASE #PC-05-004: Public hearing on the request of Bruce & Joni Rasmussen to adopt a planned commercial development plan for signage at Power Center Subdivision. Location: South of 35th Avenue, east of Manawa Centre Drive.

Recommendation:	Staff:	Approval with conditions
	CPC:	Approval with conditions, modified
Action:	City Council:	Approved June 27, 2005, Resolution #05-207

CASE #PC-05-005: Public hearing on the request of Bass Pro Shops to amend the approved development plan for the Bass Pro Shops facility in Lot 1, Bluffs Vision 3 Subdivision to incorporate revised building elevations and approve landscaping and signage. Location: 2911 27th Avenue.

Recommendation:	Staff:	Approval with conditions
	CPC:	Approval with conditions
Action:	City Council:	Approved June 27, 2005, Resolution #05-210

CASE #PC-05-006: Public hearing on the request of Bass Pro Shops to amend the approved development plan for the Bass Pro Shops facility relative to additional signage and a 600 square foot building addition. Location: 2911 27th Avenue.

Recommendation:	Staff:	Approval with conditions
	CPC:	Approval with conditions
Action:	City Council:	Approved September 26, 2005, Resolution #05-269

CASE #PC-05-008: Public hearing on the request of Iowa West Racing Association dba Bluffs Run Casino to amend the approved development plan relative to a new east/west connector road, additional signage and landscaping complementary to building expansion. Location: 2701 23rd Avenue.

Recommendation:	Staff:	Approval with conditions
	CPC:	Approval with conditions
Action:	City Council:	Approved October 24, 2005, Resolution #05-289

CASE #PC-05-009: Public hearing on the request of Bass Pro Shops to amend the approved development plan for Lot 1, Bass Pro Subdivision to modify the site layout to include a pond and make necessary landscaping revisions. Location: Bass Pro Drive.

Recommendation: Staff: Approval with conditions
CPC: Approval with conditions
Action: City Council: Approved November 30, 2005, Resolution #05-323

CASE #PC-05-010: Public hearing on the request of Doug Daize to approve a planned commercial development plan for Lot 1, Bluffs Vision Subdivision, Replat One. Location: Southeast corner of South 32nd Street (Bass Pro Drive) and 23rd Avenue.

Recommendation: Staff: Approval with conditions
CPC: Approval with conditions
Action: City Council: Approved November 30, 2005, Resolution #05-324

CASE #PC-05-011: Public hearing on the request of Philip S. Storey to approve a planned commercial development plan for Lots 1 through 5 and 18 through 24, including vacated alleys and the south ½ of vacated 24th Avenue adjacent to Lots 1, 22 through 24 and the vacated west 16' of South 23rd Street adjacent to Lots 18 through 22, Block 41, Railroad Addition. Location: East side of South 24th Street, south of vacated 24th Avenue.

Recommendation: Staff: Approval with conditions
CPC: Approval with conditions
Action: City Council: Approved November 30, 2005, Resolution #05-321

CASE #PC-05-013: Public hearing on the request of C B Lodging LLC for approval of a planned commercial development plan for the proposed 3.48 acre Lot 1, Bluffs Vision 4 Subdivision. Location: Between Bass Pro Drive and Mid-America Drive, west of Plaza View Drive.

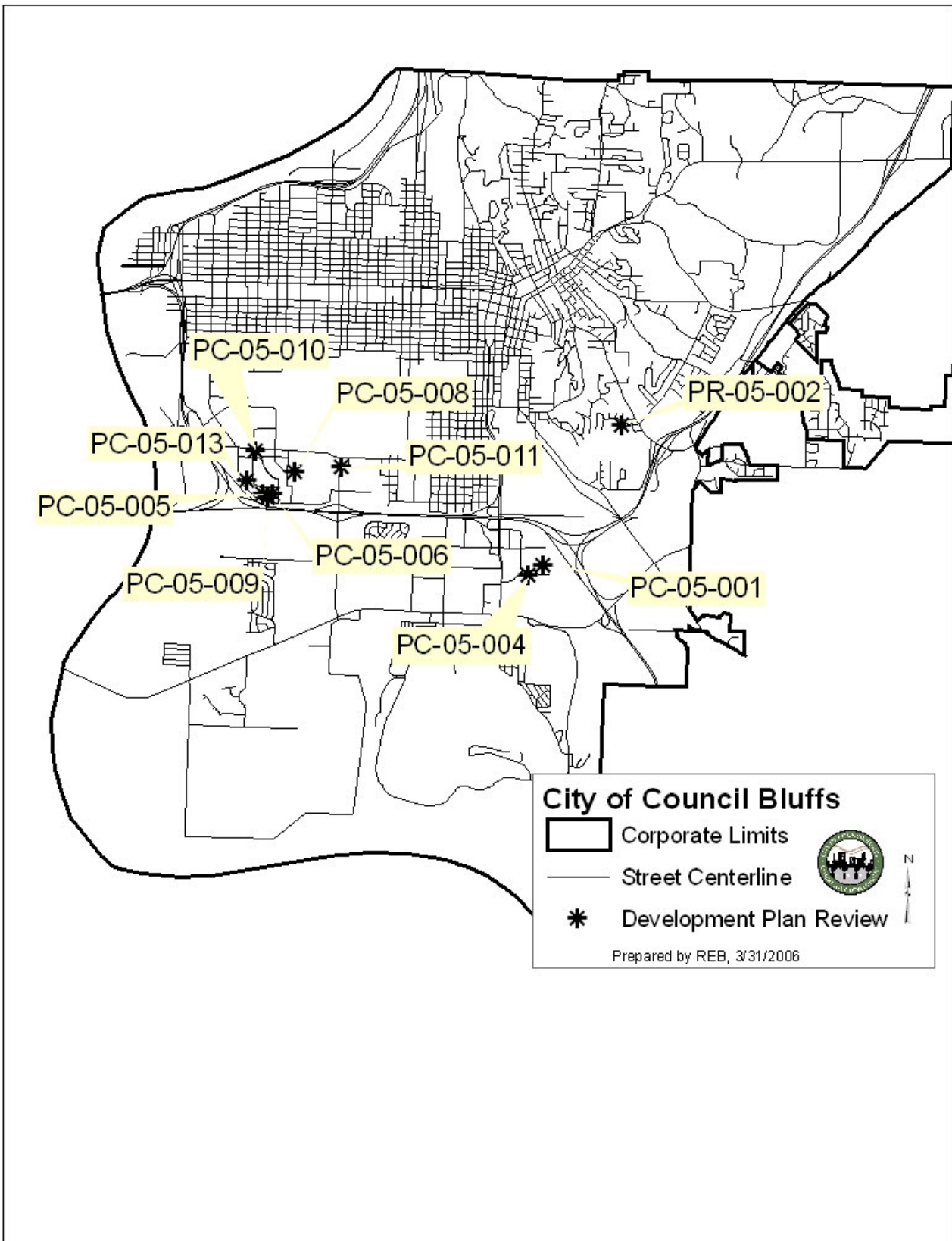
Recommendation: Staff: Approval with conditions
CPC: Approval with conditions
Action: City Council: Approved January 9, 2006, Resolution #06-23

Planned Residential Development Plans

CASE #PR-05-002: Public hearing on the request of Scott Frank, Alternative Continuum of Care, for planned residential development plan review for a 5.69 acre parcel located in the South 10' of Lot 5, all of Lots 6 and 7, Auditor's Subdivision of the NW¼ NE¼ of Section 6-74-43. Location: 322 West Bennett Avenue.

Recommendation: Staff: Approval with conditions
CPC: Approval with conditions
Action: City Council: Approved October 24, 2005, Resolution #05-286

DEVELOPMENT PLAN REVIEW



TEXT AMENDMENTS - 2005

AMENDMENTS TO ZONING ORDINANCE

CASE #ZT-05-002: Public hearing on the request of the Council Bluffs Legal Department to amend Title 15 of the Municipal Code by adding an exception to Section 15.15.060 ‘Additional Regulations’ in a C-2 Commercial District relating to taverns not exceeding 3,000 square feet in area and their location relative to residential uses.

Recommendation: Staff: Denial
 CPC: Denial
Action: City Council: Denied, July 11, 2005

CASE #ZT-05-003: Public hearing on the request of Dallas Johnson Greenhouses to amend Title 15 of the Municipal Code (Zoning Ordinance) to add new Section 15.03.685 – to create a definition, ‘Wind Powered Energy Generation Devices’ and to allow installation of such devices as a new conditional use in Section 15.05.030 – Conditional Uses (10) - Wind Powered Energy Generation Devices in the A-2/Parks, Estates and Agricultural District.

Recommendation: Staff: Denial
 CPC: Denial
Action: City Council: Denied, December 12, 2005

AMENDMENTS TO SUBDIVISION ORDINANCE - None.

REZONINGS - 2005

CASE #ZC-05-001: Public hearing on the request of Johnnie and Mona McDaniel et al to voluntarily annex 0.777 acres described as that part of the NE¼ SE¼ of Section 4-74-43 lying Northwest of Creek and South of the center line of Greenview Road, except the West 140'. Rezoning from the County's R-2/Suburban Residential to the City's R-1/Single Family Residential District is considered concurrently with the annexation. Location: 20811 Greenview Road (South side of Greenview Road at the intersection with State Orchard Road).

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, February 14, 2005, Ordinance No. 5829

CASE #ZC-05-002: Public hearing on the request of the Community Development Department to rezone part of the North 168' of Gov't. Lot 1 lying South of Broadway and the West 363.6' East of 50' wide road and 0.3 acre triangle adjacent and the East 300' lying West of 50' wide road and approximately 30 feet of vacated 37th Street (old West Broadway) adjacent on North, all in Section 33-75-44 from I-2/General Industrial, R-3/Low Density Multi-family Residential and A-2/Parks, Estates and Agricultural to R-3/Low Density Multi-family Residential. Location: Frito Lay property at 3919 West Broadway.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, February 14, 2005, Ordinance No. 5832

CASE #ZC-05-003: Public hearing on the request of Alternative Continuum of Care to rezone approximately 5.69 acres in the NW¼ NE¼ of Section 6-74-43 from R-1/Single Family Residential to R-3/Low Density Multi-family Residential with a PR/Planned Residential Overlay and to adopt the planned residential development plan for the site consisting of 42 independent living apartments and 41 assisted living units. Location: 322 West Bennett Avenue.

Recommendation:	Staff:	Approval, subject to conditions
	CPC:	Approval, subject to conditions
Action:	City Council:	Approved, subject to conditions, February 14, 2005, Ordinance No. 5831

CASE #ZC-05-005: Public hearing on the request of C B Real Estate Development LLC to rezone approximately 10.49 acres in part of Lot 118 and part of Outlot 1, Fox Run Landing from R-1/Single Family Residential to R-2/Two-family. Location: Westerly continuation of Crogan's Way Road to South 36th Street.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, March 14, 2005, Ordinance No. 5838

CASE #ZC-05-006: Public hearing on the request of the Community Development Department to rezone Lots 6, 7 and 8, Block 28, Perry's 1st Addition and Lots 1 through 8, Block 4, Bryant and Clark's Addition

and vacated alley adjacent from I-1/Light Industrial to C-2 Commercial. Location: Between West Broadway and 1st Avenue from South 31st Street to South 32nd Street.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, March 28, 2005, Ordinance No. 5840

CASE #ZC-05-008: Public hearing on the request of L. C. Development, LLC to rezone approximately 10 acres in part of Lot 3, SW¼ SE¼ of Section 29-75-43 lying northwesterly of abandoned railroad right-of-way and part of Lot 3, NW¼ NE¼ of Section 32-75-43, from A-2/Parks, Estates and Agricultural District to R-1/Single-family Residential. Location: North side of McPherson Avenue east of Upland Drive.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, April 11, 2005, Ordinance No. 5841

CASE #ZC-05-009: Public hearing on the request of U P Connection Federal Credit Union to rezone Lots 1 through 5, Block 15, Highland Place from R-3/Low Density Multi-family Residential to C-2 Commercial. Location: Southwest corner of North 21st Street and Avenue 'A'.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Denied, May 9, 2005

CASE #ZC-05-010: Public hearing on the request of Community Development Department to rezone the following land:

Rezone from R-1/Single Family Residential District to A-2/Parks, Estates and Agricultural District:

Lots 1–8, Block 46, Riddle's Subdivision;

Lots 1–8, Block 47, Riddle's Subdivision and the West ½ of vacated 12th Street adjacent;

Lots 1–8, Block 48, Riddle's Subdivision and the East ½ of vacated 12th Street and the East ½ of vacated 11th Street adjacent;

Lots 1–8, Block 49, Riddle's Subdivision and the East ½ of vacated 11th Street and the West ½ of vacated 10th Street adjacent;

Lots 1–8, Block 50, Riddle's Subdivision and the East ½ of vacated 10th Street and the West ½ of vacated 9th Street adjacent.

Rezone from I-2/General Industrial District to A-2/Parks, Estates and Agricultural District:

Lots 1–8, Block 51, Riddle's Subdivision and the East ½ of vacated 9th Street adjacent;

Lots 3–11, Block 52, Riddle's Subdivision, except railroad.

Rezone from R-3/Low Density Multi-family Residential District to R-1/Single Family Residential District:

Block 60, Riddle's Subdivision;

Lots 9–16, Block 51, Riddle's Subdivision and the East ½ of vacated 9th Street adjacent.

Rezone from R-3/Low Density Multi-family Residential District to R-2/Two Family Residential District:

Block 59 and 70, Riddle's Subdivision;

Lots 9–15, Block 58, Riddle's Subdivision except railroad;

Lots 8–15, Block 71, Riddle's Subdivision;

Lots 1–3 and Lots 11–14, Block 72, Riddle's Subdivision.

Rezone from C-2 Commercial to R-2/Two Family Residential District:

Lots 1–7, 16, Block 71, Riddle's Subdivision;

Lots 14–16, Block 73, Riddle’s Subdivision.

Location: From the South Expressway to Indian Creek (South 14th Street) between railroad property north of 14th Avenue to 16th Avenue.

Recommendation: Staff: Approval

CPC: Approval

Action: City Council: Approved, May 23, 2005, Ordinance No. 5845

CASE #ZC-05-011: Public hearing on the request of Philip and Timothy Storey to rezone Lots 1 through 5, Lots 18 through 24, both vacated alleys adjoining said lots, the south half of vacated 24th Avenue abutting on the north and that part of the vacated 16’ wide strip of South 23rd Street abutting Lots 18 through 22, Block 41, Railroad Addition from I-2/General Industrial to PC/Planned Commercial. The Community Development Department expanded the area to also consider rezoning from I-2 to PC the following: Blocks 12, 15, 16, 17, 40, 42 and the remainder of Block 41, all in Railroad Addition and approximately .9 acres located in the NE¼ SE¼ of Section 3-74-44 lying north of 23rd Avenue. The Community Development Department also included rezoning the 40 acre parcel described as the east ½ of the NE¼ lying south and west of railroad, along with the east 50’ of the west ½ of the NE¼ lying south of railroad, all in Section 3-74-44, from I-2/General Industrial to A-2/Parks, Estates and Agricultural District. Location: From South 22nd Street to ½ block west of South 24th Street, from 25th Avenue to ½ block north of 23rd Avenue and northwest of South 24th Street and 23rd Avenue.

Recommendation: Staff: Approval

CPC: Approval

Action: City Council: Approved, June 27, 2005, Ordinance No. 5855 & 5856

CASE #ZC-05-012: Public hearing on the request of Jeffery Minor to rezone Lot 19, Block 14, Hughes and Doniphan’s Addition (2103 South 6th Street) from C-2 Commercial to R-2/Two Family Residential. The Community Development Department expanded the request to rezone all of Block 14, Hughes and Doniphan’s Addition to R-2. Location: Between 21st and 22nd Avenues, from the South Expressway to South 6th Street.

Recommendation: Staff: Approval

CPC: Approval

Action: City Council: Approved, June 13, 2005, Ordinance No. 5853

CASE #ZC-05-013: Public hearing on the request of the Community Development Department to rezone portions of Dodge Riverside Golf Club, including vacant portions of the golf course, the former club house, parking and maintenance shops and the former Frito Lay Plant property as follows:

Parcel ‘A’ – A 2.805 acre parcel in the NW¼ of Section 33-75-44 and Parcel ‘B’ – a 4.588 acre parcel also in the NW¼ of Section 33-75-44 from A-2/Parks, Estates and Agricultural to R-3/Low Density Multi-family Residential with a PR/Planned Residential Overlay.

Part of the north 168’ of Government Lot 1, lying south of Broadway and the west 363.6’ east of 50’ wide road and 0.3 acre triangle adjacent and also the east 300’ lying west of 50’ wide road and approximately 30’ of vacated 37th Street (old West Broadway) adjacent on north, all in Section 33-75-44 by appending a PR/Planned Residential Overlay to the existing R-3/Low Density Multi-family Residential District zoning. Location: Northern and eastern portions of Dodge Riverside Golf Club and the former Frito Lay plant at 3919 West Broadway.

Recommendation: Staff: Approval
CPC: Approval
Action: City Council: Approved, July 11, 2005, Ordinance No. 5857

CASE #ZC-05-014: Public hearing on the request of ERC Development Company, LLC to rezone approximately 15 acres described as the south 900' of the east 757' in the W½ NE¼ of Section 15-74-44 and a 100' wide strip extending north to the south right-of-way line of Highway 275/92, from A-2/Parks, Estates and Agricultural to R-3/Low Density Multi-family Residential. Location: East of 2729 West South Omaha Bridge Road.

Recommendation: Staff: Approval, subject to condition
CPC: Approval, subject to condition
Action: City Council: Approved, August 22, 2005, Ordinance No. 5862

CASE #ZC-05-015: Public hearing on the request of the Community Development Department to rezone the following:

Lots 6 and 7, Block 3, Beer's addition; those parts of Block 2 and the north ½ of Block 3, Beer's Addition, Blocks 27 and 30, Mullin's Addition lying west of railroad right-of-way; Blocks 13 and 16, Mullin's Subdivision; Lots 3 through 5 and the east part of Lot 6, Block 2, Mullin's Subdivision, and all vacated right-of-way abutting the above described parcels, from I-1/Light Industrial to A-2/Parks, Estates and Agricultural.

Those parts of Blocks 7, 12 and 13, Potter and Cobb's Addition and Block 2, Mullin's Subdivision, and all vacated right-of-way abutting, lying west of railroad right-of-way, from I-1/Light Industrial and I-2/General Industrial to A-2/Parks, Estates and Agricultural. Location: Between North 12th and North 13th Streets, from north of Avenue 'B' to north of Avenue 'I'.

Recommendation: Staff: Approval
CPC: Approval
Action: City Council: Approved, August 22, 2005, Ordinance No. 5863

CASE #ZC-05-016: Public hearing on the request of the Community Development Department to rezone the following property from I-2/General Industrial to PC/Planned Commercial:

1. Lots 1 through 6, INRIP Subdivision.
2. The Southeasterly 694.14' of the Southwesterly 604.81' of Government Lot 2 located in the SE¼ NE¼ of Section 4-74-44 lying north of 23rd Avenue, northwesterly of I-29 and southwesterly of INRIP Subdivision.
3. A 343.89' by 380' tract in the SW¼ NW¼ of Section 3-74-44 lying northeast of South 35th Street. Location: North and west of the intersection of 23rd Avenue and South 35th Street.

Recommendation: Staff: Approval
CPC: Approval, amended boundary
Action: City Council: Approved original, August 22, 2005, Ordinance No. 5864

CASE #ZC-05-017: Public hearing on the request of the Community Development Department to rezone the following:

1. Blocks 45 and 68, Railroad Addition, including all vacated right-of-way abutting, from I-2/General

Industrial to PC/Planned Commercial.

2. Blocks 71, 72, 73, 96 and 97, Railroad Addition, including all vacated right-of-way abutting, lying north of I-80/29/Relocated 29th Avenue, and the west 396' of the east 660' of the south 644.2' of the SE¼ SE¼ of Section 3-74-44 lying north of I-80/29/Relocated 29th Avenue, except the north 300' and except the triangle in the SE corner, from C-2 Commercial to PC/Planned Commercial. Location: Along both sides of South 24th Street, north of Interstate 80/29.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, August 22, 2005, Ordinance No. 5865

CASE #ZC-05-019: Public hearing on the request of Lawrence C. and Susan L. Phillips to rezone Lot 10, Block 1, Snow and Green's Subdivision from C-1 Commercial to R-2/Two Family Residential. The Community Development Department expanded the request to include rezoning Lot 11, Block 1, Snow and Green's Subdivision to R-2/Two Family Residential. Location: 712 and 714 Madison Avenue.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, November 14, 2005, Ordinance No. 5873

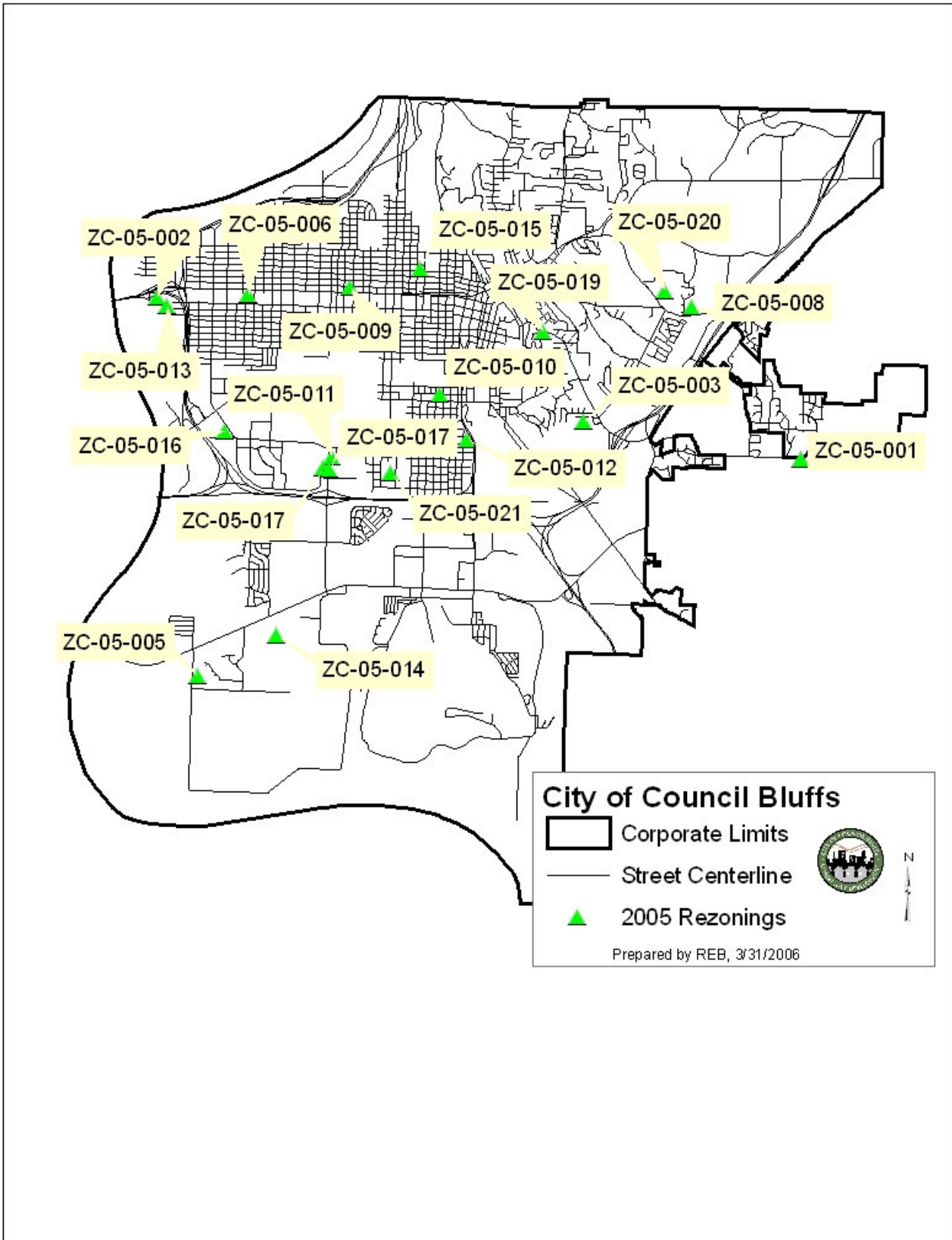
CASE #ZC-05-020: Public hearing on the request of McPherson Development LLC to rezone the south 400' of the north 697.66' of the east 292.67' in part of Lot 2, Auditor's Subdivision of the SE¼ SW¼, Section 29-75-43 from R-3/Low Density Multi-family Residential to R-1/Single Family Residential. Location: North side of McPherson Avenue between Indian Hills Road and Upland Drive.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, November 30 2005, Ordinance No. 5875

CASE #ZC-05-021: Public hearing on the request of LC Development, LLC to rezone all of Blocks 52, 61, 80, Lots 6 through 17, Block 33, the east 105' of Lots 13 through 16, Block 34, Lots 11 through 24, Block 51, Lots 11 through 24, Block 62 and Lots 11 through 24, Block 79, all in Railroad Addition and all vacated alleys and proposed vacated street rights-of-way therein from R-2/Two Family Residential to R-1/Single Family Residential. Location: From South 15th Street right-of-way to approximately ½ block east of South 17th Street between ½ block south of 24th Avenue to 28th Avenue right-of-way.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, January 9, 2006, Ordinance No. 5876

ZONING MAP AMENDMENTS



STREET, ALLEY AND PUBLIC RIGHT-OF-WAY VACATIONS - 2005

CASE #SAV-05-001: Public hearing on the request of the Community Housing Investment Corporation (CHIC) to vacate the west north/south alley in Block 70, Riddle's Subdivision. Location: From 15th Avenue to 16th Avenue between South 9th and South 10th Streets.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, February 14, 2005, Resolution No. 05-32

CASE #SAV-05-002: Public hearing on the request of John and Beverly Roth to vacate 2,298 square feet of Elliott Street right-of-way abutting part of Lot 10, Auditor's Subdivision of the NE¼ SE¼ of Section 24-75-44. Location: East of 341 Elliott Street.

Recommendation:	Staff:	Approval, subject to conditions
	CPC:	Approval subject to conditions
Action:	City Council:	Approval subject to conditions, May 9, 2005, Resolution No. 05-142

CASE #SAV-05-003: Public hearing on the request of the Community Development Department to vacate the west north/south alley abutting Lots 1 – 8, Lot 28 and the north 66 feet of Lot 13, Block 88, Railroad Addition. Location: Between Indian Creek right-of-way and South 15th Street, south of 28th Avenue.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, May 9, 2005, Resolution No. 05-141

CASE #SAV-05-004: Public hearing on the request of Gary Olsen to vacate the east north/south alley abutting Lots 12 through 15, Block 18, Riddle's Subdivision. Location: North of 13th Avenue between South Main and South 6th Street.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approve, June 13, 2005, Resolution No. 05-184

CASE #SAV-05-005: Public hearing on the request of Future Foam, Inc. to vacate that portion of Avenue 'C' right-of-way abutting Lots 1 through 5, Block 14, Grimes Addition and Lots 1 through 5, Block 15, Grimes Addition, except Railroad right-of-way. The Community Development Department expanded the request to include that part of Avenue 'C' right-of-way that abuts the westerly part of Lot 5, Block 14 and the west 41' of Lot 5, Block 15, all in Grimes Addition. Location: Avenue 'C' right-of-way between North 10th and North 11th Streets.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, July 11, 2005, Resolution No. 05-212

CASE #SAV-05-007: Public hearing on the request of the Community Development Department to vacate the west north/south alley in Block 59, Riddles Subdivision. Location: From 14th Avenue to 15th Avenue, between South 7th and South 8th Streets.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council	Approved, November 19, 2005, Resolution No. 05-299

CASE #SAV-05-008: Public hearing on the request of the Community Development Department to vacate the east/west alley in Block 46, Riddles Subdivision. Location: From South 13th Street to Indian Creek/South 14th Street, between 13th Avenue/Railroad right-of-way and 14th Avenue.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council	Approved, November 14, 2005, Resolution No. 05-300

CASE #SAV-05-009: Public hearing on the request of Jim Hawk Trailers to vacate a portion of South 9th Street right-of-way lying in the NW¼ NW¼ of Section 12-74-44. Location: South 9th Street adjacent to the south right-of-way line of Interstate 80.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council	Approved, December 12, 2005, Resolution No. 05-329

CASE #SAV-05-010: Public hearing on the request of LC Development, LLC for vacation of portions of 25th, 26th and 27th Avenues and a portion of South 16th Street and alleys located within Blocks 52, 61, 80, Lots 6 through 17, Block 33, the east 105' of Lots 13 through 16, Block 34, Lots 11 through 24, Block 51, Lots 11 through 24, Block 62 and Lots 11 through 24, Block 79, all in Railroad Addition. Location: From South 15th Street right-of-way to approximately ½ block east of South 17th Street between ½ block south of 24th Avenue to 28th Avenue right-of-way.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council	Approved, December 12, 2005, Resolution No. 05-328

CASE #SAV-05-012: Public hearing on the request of the Community Development Department to vacate the north 8' of 26th Avenue right-of-way abutting Lot 10 and ½ vacated alley adjacent, Block 51 and the south 8' of 26th Avenue right-of-way abutting Lot 1 and ½ vacated alley adjacent, Block 62, all in Railroad Addition. Location: 26th Avenue, east of South 17th Street.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council	Approved, January 23, 2006, Resolution No. 06-29

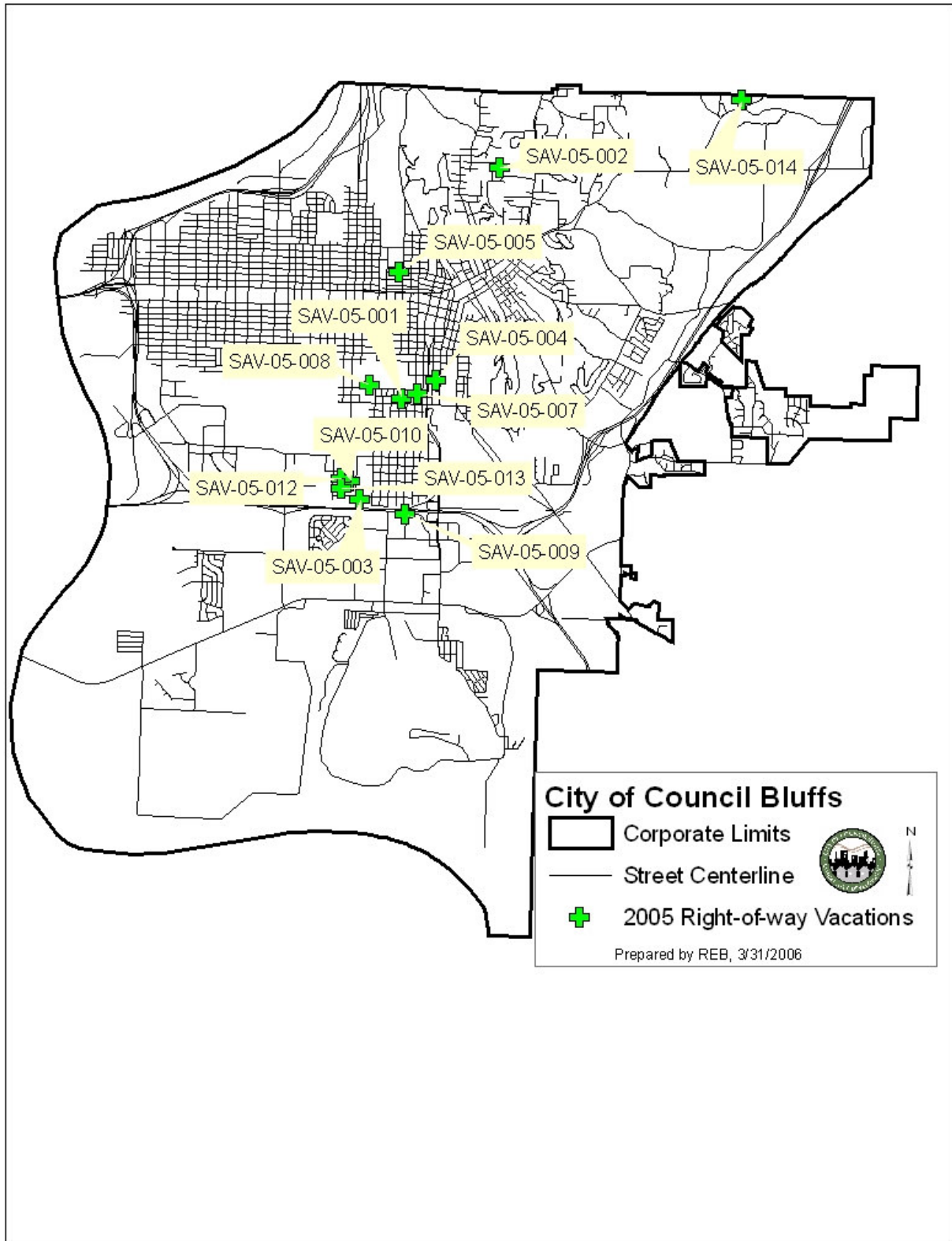
CASE #SAV-05-013: Public hearing on the request of the Community Development Department to vacate that part of 27th Avenue right-of-way abutting Lot 10 and ½ vacated alley adjacent, Block 62 and Lot 1 and ½ vacated alley adjacent, Block 79, all in Railroad Addition. Location: 27th Avenue east from the east right-of-way of South 17th Street for 126 feet.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council	Approved, January 23, 2006, Resolution No. 06-30

CASE #SAV-05-014: Public hearing on the request of David and Katrina Fitch to vacate the north/south portion of Jennings Road right-of-way between vacated Slightam Avenue and the east/west portion of Jennings Road right-of-way. Location: The dead-end portion of Jennings Road north of the east/west continuation of Jennings Road right-of-way.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council	Approved, January 23, 2006, Resolution No. 06-31

RIGHT-OF-WAY VACATION



MISCELLANEOUS REQUESTS - 2005

CASE #AN-05-001: Public hearing on the request of Johnnie and Mona McDaniel et al to voluntarily annex 0.777 acres described as that part of the NE¼ SE¼ of Section 4-74-43 lying Northwest of Creek and South of the center line of Greenview Road, except the West 140'. Location: 20811 Greenview Road (South side of Greenview Road at the intersection with State Orchard Road).

Recommendation: Staff: Approval
 CPC: Approval
 City Council: Approved, January 24, 2005, Resolution No. 05-26

CASE #HP-04-006: Public hearing on the request of the Historic Preservation Commission to repeal Section 16.07.015 of the Municipal Code removing the requirement for concurrent consideration of applications for nomination to the National Register Historic Places and designation as a Local Landmark, Landmark Site or Historic District.

Recommendation: Staff: Approval
 CPC: Approval
Action: City Council: Approved, February 14, 2005, Ordinance No. 5830

CASE #URN-05-001: Public hearing on the request of the City of Council Bluffs to create the Madison – Lindberg Avenue Urban Renewal Area and adopt the required plan for an approximate 8.64 acre parcel, described as a part of Lots 5 and 6 and part of vacated Greenwood Street in Greenwood Subdivision, a part of Lots 1 and 2, Whispering Woods II Subdivision and part of Lot 1, Auditor's Subdivision of the N½ of the NE¼ SW¼ of Section 31-75-43. Location: Northeast of Madison Avenue, extending to Lindberg Drive and Greenwood Street.

Recommendation: Staff: Approval
 CPC: Approval
Action: City Council: Approved, January 24, 2005, Resolution No. 05-14

CASE #URN-05-001: Public hearing on the request of the City of Council Bluffs to amend the Katelman Urban Renewal Plan. Location: Between the South Expressway and Indian Creek, from railroad right-of-way to 17th Avenue.

Recommendation: Staff: Approval
 CPC: Approval
Action: City Council: Approved, March 28, 2005, Resolution No. 05-92

CASE #URN-05-002: Public hearing on the request of the City of Council Bluffs to amend the Manawa Business Park Urban Renewal Area and adopt the amended plan for Lots 10 and 11, Second Foundation Subdivision Phase II and Second Foundation Subdivision Phase III, in the City of Council Bluffs, Pottawattamie County, Iowa, together with all abutting streets and rights-of-way. Location: Manawa Business Park at 35th Avenue and Lew Ross Road.

Recommendation: Staff: Approval
 CPC: Approval
Action: City Council: Approved, July 25, 2005, Ordinance No. 5858

CASE #URN-05-003: Public hearing on the request of the City of Council Bluffs to amend the Playland Park Urban Renewal Area and adopt the amended plan for Lots 174 through 185 in Twin City Gardens an Addition to the City of Council Bluffs, Iowa, part of Government Lot 3 and accretions thereto in the Southwest Quarter of the Southwest Quarter SW¼ SW¼ of Section 28 and in the Southeast Quarter of the Southeast Quarter SE¼ SE¼ of Section 29 and part of Government Lot 1 and accretions thereto in the Northeast Quarter of the Northeast Quarter NE¼ NE¼ of Section 32 and in the Northwest Quarter of the Northwest Quarter NW¼ NW¼ and Northeast Quarter of the Northwest Quarter NE¼ NW¼ of Section 33, all in Township 75 North, Range 44 West of the Fifth Principal Meridian, City of Council Bluffs, Pottawattamie County, Iowa. Location: Immediately north and south of Interstate 480, south of Avenue 'B', west of North 40th Street and South 38th Street Extended, to the Missouri River.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, June 27, 2005, Resolution No. 05-186

CASE #URN-05-004: Public hearing on the request of the City of Council Bluffs to create the North 16th Street and Avenue 'G' Urban Renewal Plan and adopt the required plan for the following area: Lots 360 through 377, Belmont Addition, adjacent vacated Avenue 'H' right-of-way lying between North 15th and North 16th Streets, Lot 406, except State of Iowa, and Lots 407 through 414, Belmont Addition and Lots 1 through 7 and Lot 8, except State of Iowa, Block 5, Mullin's Addition. Location: From North 15th Street to North 16th Street, between Avenue 'G' to Avenue 'I'.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, October 24, 2005, Resolution No. 05-278

CASE #MIS-05-001: Public hearing on the request of the Community Development Department to approve the Public Art Master Plan for the City of Council Bluffs.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, March 28, 2005, Resolution No. 05-90

CASE #MIS-05-002: Public hearing on the request of the City of Council Bluffs to approve the Capital Improvement Program – FY 2006-07 through FY 2010-11.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, September 26, 2005, Resolution No. 05-268

CASE #MIS-05-003: Public hearing on the request of the Community Development Department to amend the 'Two-Mile Limit Area Policy Agreement' between Pottawattamie County and the City of Council Bluffs.

Recommendation:	Staff:	Approval
	CPC:	Approval
Action:	City Council:	Approved, June 27, 2005, Resolution No. 05-209

CASE #MIS-05-004: Public hearing on the request of the Community Development Department to amend the 'Two-Mile Limit Area Policy Agreement' between Pottawattamie County and the City of Council Bluffs.

Recommendation: Staff: Approval

CPC: Approval

Action: City Council: Approved, October 24, 2005, Resolution No. 05-287

MISCELLANEOUS REVIEW

